

NOTICE OF PUBLIC AUCTION SALE OF REAL PROPERTY FOR DELINQUENT PROPERTY TAXES
STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT
PROPERTY TAX DIVISION

Telephone # : (505) 827-0881, -0882, -0883, -0878

Assessor

Notice is hereby given that, pursuant to provisions of Section 7-38-65 NMSA 1978, the Property Tax Division of the Taxation and Revenue Department will offer for sale at public auction in **SANTA FE** **COUNTY** beginning

TIME : 9 AM / PM

DATE : 6/26/2013

LOCATION : SANTA FE COUNTY COURT HOUSE

PO DRAWER T

SANTA FE

NM 87504-0000

Phone # 505-986-6245

The sale to continue until all the following described real property has been offered for sale.

TERMS OF THE PROPERTY TAX DIVISION PUBLIC AUCTION SALES

1. All persons intending to bid upon property are required to register and obtain a bidder's number from the auctioneer and to provide the auctioneer with their full name, mailing address, telephone number and social security number. Deeds will be issued to registered names only. Conveyances to other parties will be the responsibility of the buyer at auction. Persons acting as "agents" for other persons will register accordingly and must provide documented proof as being a bona fide agent at time of registration. A trustee of the board of a community land grant-merced governed pursuant to the provisions of Chapter 49, Article 1 NMSA 1978 or by statutes specific to the named land grant-merced, who wishes to register to bid pursuant to the provisions of Section 7-38-67(H) NMSA 1978, will register accordingly and must provide documented proof as being a bona fide Trustee of the board at time of registration. **REGISTRATION WILL CLOSE PROMPTLY AT START OF SALE. CONTACT PROPERTY TAX DIVISION OR COUNTY TREASURER FOR EXACT LOCATION WHERE AUCTION WILL BE CONDUCTED.**

2. A sale properly made under the provisions of Section 7-38-67 NMSA 1978, constitutes full payment of all delinquent taxes, penalties, and interest that are a lien against the property at the time of the sale, and the sale extinguishes this lien. The sale does not extinguish any other liens.

3. The description of the real property is required by Section 7-38-67 NMSA 1978 to be sufficient to permit its identification and location by potential purchasers. Prospective buyers shall not trespass onto any listed property, nor contact or disturb the occupants, if any, for the purpose of gathering information about any listed property.

4. Section 7-38-74 NMSA 1978, prohibits officers or employees of the State or any of its political subdivisions engaged in the administration of the Property Tax Code from directly or indirectly acquiring an interest in, buying, or profiting from any property sold by the Property Tax Division for delinquent taxes. However, an officer or employee may purchase property offered for sale if the officer or employee is and was the owner at the time the taxes became delinquent. Any officer or employee violating Section 7-38-74 NMSA 1978 is guilty of a fourth degree felony and shall be fined not more than \$5000.00 or imprisoned for not less than one year nor more than five years or both and he shall be removed from office or have his employment terminated upon conviction. A real property sale in violation of Section 7-38-74 NMSA 1978 is void.

5. The board of trustees of a community land grant-merced governed pursuant to the provisions of Chapter 49, Article 1 NMSA 1978 or by statutes specific to the named land grant-merced shall be allowed to match the highest bid at a public auction, which shall entitle the board of trustees to purchase the property for the amount bid if (1) the property is situated within the boundaries of that land grant-merced as shown in the United States patent to the grant; (2) the bid covers all past taxes, penalties, interest and costs due on the property; and (3) the land becomes part of the common lands of the land grant-merced. The registered representative of the board of trustees, may bid pursuant to the provisions of Section 7-38-67(H) NMSA 1978 only on properties offered for sale that are specifically in their grant-merced.

6. Successful bidders are required to make payment in full of the amount bid immediately preceding the conclusion of the sale. Payment is required to be by money order, certified check, cashiers check, a personal or business check which is accompanied by a bank letter of credit which guarantees payment in the amount of or in excess of the amount of the check drawn to the order of the Property Tax Division of the Taxation and Revenue Department. No bids will be accepted at future auctions from a bidder who fails to make payment. The bidder shall be responsible for all costs, expenses, and attorney fees expended in the collection of accepted bids.

7. Upon receiving payment for the real property sold for delinquent taxes, the Property Tax Division shall execute and deliver a deed to the purchaser. Until a deed, which consummates the sale is received from the Division, a successful bidder has no right of entry to property purchased. The deed conveys all the former property owner's interest in the real property as of the date the state's lien for real property taxes arose in accordance with the Property Tax Code, subject only to perfected interests in the real property existing before the date the property tax lien arose. The property tax lien against real property arises on January 1, of the tax year for which the taxes are imposed. The State of New Mexico warrants no title to property purchased at public auction sale.

8. The former real property owner or anyone claiming through him may bring an action in District Court challenging the conveyance no later than two years from the date of sale.

9. Property sold at public auction may be subject to a 120 day Federal (IRS) Redemption period.

10. In the event a sale is rescinded, only the amount paid for the property at the sale will be refunded. Expenses incurred by the buyer in connection with the sale or interest on the purchase amount will not be paid to the buyer regardless of the basis for the rescission.

11. The sale price of real property at this public auction sale is not to be taken or considered as being the value of that property for property taxation purposes. Information pertaining to the current value can be located in the County Assessors office.

The registered bidder and the Department stipulate that at no time did the Department take or hold title to any property which was subject to the delinquent tax auction. The registered bidder states that at no time did the Department make any representation to him/her or any third person about the property or any environmental condition or danger on or arising from the property. The registered bidder states that he/she has bid at the delinquent property tax auction without any inducement or representation by the Department of any kind. Should the registered bidder become a successful buyer, the successful buyer agrees to fully indemnify, defend and hold-harmless the Department from any claim that the successful buyer or any third party may have, now or in the future, arising from or relating in any way to any environmental contamination, degradation or danger of any kind, whether known or unknown, on any property purchased at this public auction. This indemnification and agreement to defend and hold-harmless covers any environmental condition arising at any time and has perpetual duration.

13. The auctioneer reserves the right to withdraw from sale any of the properties listed below, to sell any of the property listed below together, or to sell only a portion of any of the properties listed below. If any dispute arises among the bidders, the auctioneer's decision with respect to the dispute is final, and the auctioneer may auction the property again, in his discretion. The auctioneer reserves the right to reject any and all bids. The real property listed below may not be sold for less than the listed minimum bid

Done at Santa Fe, New Mexico, this day of : **6/3/2013**

DPTB -- Original Sales List :

6 ■ 26 ■ 2013

ON 9 AM/PM

Report Date Monday, May 20, 2013

County :

SANTA FE

Item #	ID Number	1	207	2009
1	Delinquent Owner	HOOVER, JOE ANN		
	Property Description	LOT 9 ESTANCIA PRIMERA PII 1A .555 AC T17N R10E S19 TR J		
Bidder #		18207022		
	Extra Property 1	775 PASEO CRESTA		
Amount				
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc			
	Minimum Bid	\$9,200.00		

Item #	ID Number	1	267	2009
2	Delinquent Owner	DURAN, BRUCE R		
	Property Description	T19N R 8E S 9 EXCEPTION 188 PC 7.5 3.79 AC		
Bidder #		33637700		
	Extra Property 1	21 ENTRADA DE DURAN		
Amount				
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	OFF AGOYO PO ROAD		
	Minimum Bid	\$10,500.00		

Item #	ID Number	1	287	2009
3	Delinquent Owner	ROMERO, VINCENT J & AURORA		
	Property Description	TR 78 T19N R 8E S11 1.28 AC		
Bidder #		36002020		
	Extra Property 1	30 ARROYO Jacaranda		
Amount				
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	OFF OWEENGE ROAD		
	Minimum Bid	\$5,200.00		

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Item #	ID Number	1	289	2009
4	Delinquent Owner	HRYNIEWICZ, SARAH &		
Bidder #	Property Description	T19N R 9E S28 .63 AC 36011323 14 ARFOY CUYAMUNGE RD		
Amount	Extra Property 1			
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	TRIANGLE INN OFF CUYAMUNGE ROAD		
	Minimum Bid	\$15,000.00		

Item #	ID Number	1	292	2009
5	Delinquent Owner	DURAN, DENNIS R & KAREN J		
Bidder #	Property Description	T20N R 9E S18 7 3 AC LOT 2 4 PATENT #1209163 38102401 25 THE LAW RD		
Amount	Extra Property 1			
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc			
	Minimum Bid	\$15,500.00		

Item #	ID Number	1	314	2009
6	Delinquent Owner	MARTINEZ, SUSIE M		
Bidder #	Property Description	T19N R 8E S10 .750 AC TR B 39205342 393B COUNTY RD 84		
Amount	Extra Property 1			
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	OFF COUNTY ROAD 84		
	Minimum Bid	\$7,300.00		

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Item #	ID Number	1 533 2009
7	Delinquent Owner	FAHS, ROBERT E & HELEN
Bidder #	Property Description	T10N R 9E S12 S2 SE4 SE4 SE4 E2 E2 S2 N2 LOT 128 94445440
Amount	Extra Property 1	UNASSIGNED - NO PHYSICAL ADD.
	Extra Property 2	
	Extra Property 3	
	Extra Property 4	
	Simple Desc	SOUTH OF BANAYA ROAD
	Minimum Bid	\$300.00

Item #	ID Number	1 534 2009
8	Delinquent Owner	FARALLO, ANTHONY & THELMA RUTH
Bidder #	Property Description	LOT 333 T10N R 9E S12 .2 5 AC 94445952
Amount	Extra Property 1	UNASSIGNED - NO PHYSICAL ADD.
	Extra Property 2	
	Extra Property 3	
	Extra Property 4	
	Simple Desc	SOUTH OF BANAYA ROAD
	Minimum Bid	\$250.00

Item #	ID Number	1 535 2009
9	Delinquent Owner	FULK, WANDA K
Bidder #	Property Description	T10N R 9E S12 94450910
Amount	Extra Property 1	UNASSIGNED - NO PHYSICAL ADD.
	Extra Property 2	
	Extra Property 3	
	Extra Property 4	
	Simple Desc	OFF BANAYA ROAD
	Minimum Bid	\$400.00

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Item #	ID Number	1	537	2009
10	Delinquent Owner	KOOMOA, LEONARD N		
	Property Description	T11N R 7E S 9 .250 AC		
Bidder #	94452892			
	Extra Property 1	UNASSIGNED NO PHYSICAL ADDR		
Amount				
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	SEC 9 T11N R7E		
	Minimum Bid	\$650.00		

Item #	ID Number	1	538	2009
11	Delinquent Owner	GAY, GLADYS CHERLE		
	Property Description	T10N R 9E S12 S2 SE4 SW4 NE4 W2 E2 S2 N2 .25 AC		
Bidder #	94455424			
	Extra Property 1	NO PHYSICAL ADDR		
Amount				
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	OFF B ANAYA ROAD		
	Minimum Bid	\$400.00		

Item #	ID Number	1	543	2009
12	Delinquent Owner	BODDY, JOYCE E		
	Property Description	T10N R 9E S12 .25 AC N2 SE4 N E4 NE4 E2 E2 S2 N2		
Bidder #	94463840			
	Extra Property 1	NO PHYSICAL ADDR		
Amount				
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	SOUTH OF B ANAYA ROAD		
	Minimum Bid	\$250.00		

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Item #	ID Number	1 547 2009
13	Delinquent Owner	LEWELLING, ELIZABETH D
	Property Description	2 W2 S2 N2 T10N R 9E S12 N2 SE 4 NE4 NE4 W .25 AC
Bidder #		94499456
	Extra Property 1	NO PHYSICAL ADD
Amount		
	Extra Property 2	
	Extra Property 3	
	Extra Property 4	
	Simple Desc	SOUTH OF BANAYA ROAD
	Minimum Bid	\$400.00

Item #	ID Number	1 549 2009
14	Delinquent Owner	ENTRANOSA HIGHLANDS LTD PTNSHP
	Property Description	T11N R 7E S20 80.34 AC TR E PLAT 347/030
Bidder #		94510464
	Extra Property 1	ENTRANOSA RD
Amount		
	Extra Property 2	
	Extra Property 3	
	Extra Property 4	
	Simple Desc	OFF HORTON ROAD, NORTH OF EDGEWOOD
	Minimum Bid	\$10,000.00

Item #	ID Number	1 550 2009
15	Delinquent Owner	MILLER, JOHN W & GRETCHEN L
	Property Description	T10N R 9E S12 .25 AC S2 NW4 S W4 SW4 W2 E2 S2 N2
Bidder #		94510720
	Extra Property 1	NO PHYSICAL ADD
Amount		
	Extra Property 2	
	Extra Property 3	
	Extra Property 4	
	Simple Desc	SOUTH OF BANAYA ROAD
	Minimum Bid	\$325.00

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Item #	ID Number	1	555	2009
16	Delinquent Owner	MOSHIER, LEILA D		
Bidder #	Property Description	T10N R 9E S12 S2 NW4 SW4 NW4 N2 E2 S2 94517632		
Amount	Extra Property 1	EDGEWOOD - NO PAL/SICIL		
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	SOUTH OF B ANAYA ROAD		
	Minimum Bid	\$400.00		

Item #	ID Number	1	636	2009
17	Delinquent Owner	LINAM, ANGELA		
Bidder #	Property Description	QUATROS S/D LOT 7 LAS HACIENDA S DE LOS T10N R 7E S22 10 98600617		
Amount	Extra Property 1	33 EL PRADO DR.		
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	OFF EL PRADO DRIVE		
	Minimum Bid	\$950.00		

Item #	ID Number	1	1300	2009
18	Delinquent Owner	TAPIA, MICHAEL J II & SUSIE		
Bidder #	Property Description	LOT 5 C T15N R11E S6 10 0 950000277		
Amount	Extra Property 1	99 APACHE CANYON TRL		
	Extra Property 2			
	Extra Property 3			
	Extra Property 4			
	Simple Desc	OFF APACHE CANYON ROAD		
	Minimum Bid	\$4,200.00		

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Item #	ID Number	1 1338 2009
19	Delinquent Owner	GIANGRECO, LEONARDO PAUL
	Property Description	T10N R 7E S27 .75 AC TR B 2 B
Bidder #		960000578
	Extra Property 1	1979 OLD US 66
Amount	Extra Property 2	
	Extra Property 3	
	Extra Property 4	
	Simple Desc	
	Minimum Bid	\$900.00

Total Records :

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